

**CITY OF DEXTER
PLANNING COMMISSION
REGULAR MEETING
MONDAY, OCTOBER 1, 2018**

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 7:00 PM by Chairman Matt Kowalski at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan with roll call.

Matt Kowalski	Thomas Phillips-arr 7:04	Scott Bell
Jim Carty-AB	Alison Heatley	Karen Roberts
Marni Schmid -AB	James Smith	Scott Stewart

Also present: Michelle Aniol, Community Development Manager; Courtney Nicholls, City Manager; Mike Auerbach, Assistant Planner; Megan Masson-Minock, Carlisle Wortman Associates; and Carol Jones, Recording Secretary.

II. APPROVAL OF THE MINUTES

1. Regular Meeting Minutes – September 4, 2018

Motion Smith; support Bell to approve the minutes of the Regular Meeting of September 4, 2018 with the following corrections:

- Page 2 – Reports – D. Community Development, second bullet point, the word *hold* should be *hole*.
- Page 2 - Old Business – Ms. Masson-Minick’s remarks, the word *of* should be *or*.

Unanimous voice vote approval with Phillips, Carty and Schmid absent.

III. APPROVAL OF THE AGENDA

Motion Smith; support Bell to approve the agenda with the addition of Item D under New Business – Election of a ZBA Representative from Planning Commission.

Unanimous voice vote approval with Phillips, Carty and Schmid absent.

IV. PUBLIC HEARING(S)

None

V. PRE-ARRANGED CITIZEN PARTICIPATION

None

VI. CITIZENS WISHING TO ADDRESS THE COMMISSION

VII. REPORTS

A. Chairman Report – Matt Kowalski

No report

B. Planning Commissioners and Council Ex-Officio Reports

No report.

C. Committee Reports

No report

D. Community Development Office Reports – Michelle Aniol

Ms. Aniol gave the following updates to her report:

- The public meeting for the Master Plan Update will be October 29, 2018 from 7-9 PM at the Dexter District Library.
- The September meeting for the Broad Street Committee was canceled due to recent information regarding cost estimates for the project and the need to get more estimates. An October meeting will be held after getting the information needed.
- There will be a ZBA meeting on October 15, 2018.
- Planning Commissioners are invited to attend the upcoming SEMCOG General Assembly on October 18, 2018 in Novi. I will be a panelist in one of the sessions.
- The court hearing on 2865 Baker Road has been rescheduled for November 5, 2018. I am working with the property owner on correcting issues with that property.
- I did want to meet prior to this meeting for a pre-application meeting for the Central Park Concept project as not all of the revisions and plans were ~~not~~ complete.
- October 10, 2018 is National Walk to a Park Day.
- There are two items on your tables this evening to take a look at – Streets of the Future and a Summary of the Dexter Community Needs Assessment.

VIII. COMMUNICATIONS

None

IX. OLD BUSINESS

A. Master Plan Update: Review and discuss Master Plan Update presentation for October 29, 2018 public input meeting.

Megan Masson-Minock of Carlisle Wortman Associates reviewed the Master Plan Presentation of the October 29, 2018 public meeting and provided an

exercise to determine Planning Commissioners ideas on future land use, reuse of buildings, additional living options, and downtown preservation. Discussion followed.

X. NEW BUSINESS

A. Central Street Reconstruction Project – Review and discussion only. Input from Planning Commission will be forwarded to the City Manager.

City Manager, Courtney Nicholls, was present and gave a brief description of the 2019 Road Project on Central Street.

B. Temporary Construct Signage – Discussion only regarding temporary construction screen signs.

Ms. Aniol reviewed the ordinance information on temporary signage and corrections have been made by turning the existing sign around, except for about 85 square feet which was allowed to remain facing outwards. Ms. Aniol inquired of Commissioners if the ordinance should be changed for construction signs or do construction signs fall under temporary signage. Discussion followed with consensus being to leave the ordinance as is.

C. Student Representative – Discussion regarding the possibility of having a non-voting student representative on the Planning Commission.

Mr. Auerbach explained that City Council is looking for feedback on student representatives to Planning Commission, Arts, Culture and Heritage Committee and Parks and Recreation Commission and the guidelines for student members. Discussion followed with the recommendations to approach the schools to get a student's perspective on being a part of City committees and commissions and to limit the students to those in the 11th and 12th grades.

D. Election of ZBA Board Member.

Motion Smith; support Heatley to nominate Scott Bell as Planning Commission's representative to the Zoning Board of Appeals.

Ayes: Phillips, Smith, Bell, Roberts, Stewart, Heatley and Kowalski

Nays: None

Motion carries

XI. PROPOSED BUSINESS FOR:

A. October 29, 2018 Special Meeting: Master Plan Updates – Public Input Meeting

B. November 5, 2018: Regular Meeting – TBD

XII. CITIZENS WISHING TO ADDRESS THE COMMISSION

None

XIII.ADJOURNMENT

Motion Smith; support Stewart to adjourn at 8:19 PM.

Unanimous voice vote approval with Carty and Schmid absent.

Respectfully submitted,

Carol J. Jones
Recording Secretary

Approved for Filing, as corrected: December 3, 2018